



Administrative Approval Action

Case File / Name: ASR-0073-2022
DSLCL - SUMNER BUSINESS PARK BUILDING 305

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This 2.83 acre site is located on Lot 13 of Sumner Business Park, northwest of Sumner Blvd and north of Old Wake Forest Road at 6601 Times Drive. This site is inside the city limits.
- REQUEST:** A proposed 28,554 square foot office / warehouse building (11,000 sf office and 17,554 sf warehouse) and associated parking and infrastructure on this vacant site zoned IX-3-CU (Z-54-94).
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 17, 2022 by Piedmont Land Design.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Prior to Site Permitting Review, provide Inset detail of Bicycle Parking Facilities on Sheet PA-3. Add details (sample images) of what the facilities will look like on site. Long Term Bicycle Parking is required to be covered and weather resistant. Bicycle facilities shall comply with UDO Section 7.1.7.K.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: January 25, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 01/25/2023
Development Services Director/Designee

Staff Coordinator: Jessica Gladwin

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO X

- DEVELOPMENT NAME: SUMNER BUSINESS PARK BLDG 305
- STREET ADDRESS: 6601 TIMES DRIVE, RALEIGH, NORTH CAROLINA
- WAKE COUNTY P.L.N.I.: 1727-02-9601
- TOTAL NUMBER OF LOTS: 1
- TOTAL AREA: 2.83 AC. (123,274 SF)
- ZONING: IX-3-CU
- EXISTING USE: VACANT
- PROPOSED USE: OFFICE/WAREHOUSE
- PROPOSED BUILDING SIZE: 28,554 SF (11,000 SF OFFICE, 17,554 WAREHOUSE)
- BUILDING SETBACKS:
 - FROM PRIMARY STREET: 3'
 - FROM SIDE STREET: 3'
 - SIDE: 0 OR 6'
 - REAR: 0 OR 6'
- PARKING SETBACKS:
 - FROM PRIMARY STREET: 10'
 - FROM SIDE STREET: 10'
 - SIDE: 0 OR 3'
 - REAR: 0 OR 3'
- TRANSPARENCY:
 - GROUND FLOOR: 20%
 - UPPER FLOORS: 20%
 - BLANK WALL AREA: 50'
- IMPERVIOUS SURFACE: 0.52 AC. (EXISTING)
2.00 AC. (TOTAL PROPOSED)
- DISTURBED AREA: 2.0 ACRES
- INSIDE CITY LIMITS: YES
- INSIDE FLOOD HAZARD BOUNDARY: NO
- INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA: NO
- PARKING SUMMARY:
 - MAXIMUM: OFFICE = 1/200 SF GROSS FLOOR AREA = 11,000/200 = 55
WAREHOUSE = NO MAXIMUM
PROVIDED: 53

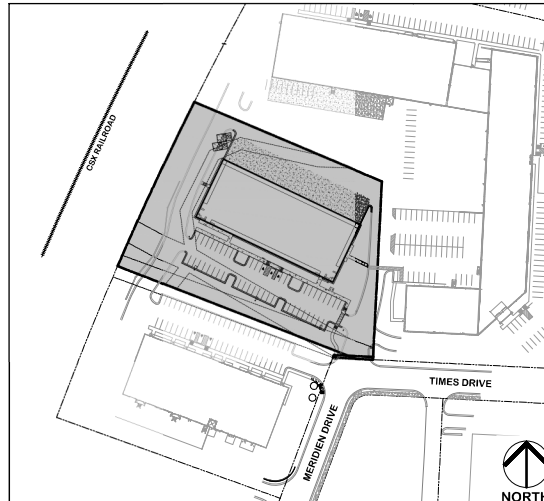
- BICYCLE PARKING:
 - REQUIRED: SHORT TERM: 1 SPACE PER 10,000 SF OF OFFICE (4 MINIMUM) = 4 REQUIRED
PROVIDED: 4
LONG TERM: 1 SPACE PER 5,000 SF OF OFFICE (4 MINIMUM) = 4 REQUIRED
PROVIDED: 4
- OUTDOOR AMENITY AREA:
 - REQUIRED: 10% OF 2.83 AC = 0.28 AC = 12,327 SF, REQUIRED
PROVIDED: AMENITY AREA #1 = 12,082 SF
AMENITY AREA #2 = 447 SF
TOTAL PROVIDED = 12,529 SF

- PROPOSED FLOOR AREA RATIO: 28,554 SF/123,274 SF (2.83 AC) = 0.232
- OWNER/DEVELOPER: RDU LAND PROPERTY OWNER LP
RALEIGH INDUSTRIAL JV LLC
384.3 W. CHESTER PIKE
NEWTON, NC 1 9073-2304
(919) 872-7600
- CONTACT PERSON: PIEDMONT LAND DESIGN, LLP
C/O BAYCO LASELY
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
(919) 845-7600 (PHONE)
(919) 845-7703 (FAX)
6601times@piedmontlanddesign.com (E-MAIL)

ADMINISTRATIVE SITE REVIEW PLANS FOR: SUMNER BUSINESS PARK BUILDING 305

6601 TIMES DRIVE
RALEIGH, NORTH CAROLINA

ASR-0073-2022



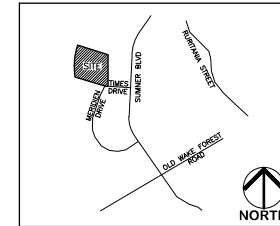
VICINITY MAP SCALE: 1"=500'

DRAWING INDEX

- PA.1 COVER SHEET
- PA.2 EXISTING CONDITIONS AND DEMOLITION PLAN
- PA.3 STAGING PLAN
- PA.4 GRADING PLAN
- PA.5 UTILITY PLAN
- PA.6 SCV DETAILS
- PA.7 LANDSCAPE PLAN
- PA.8 BUILDING ELEVATIONS
- PA.9 BUILDING ELEVATIONS
- PA.10 LINE OF SIGHT PLAN
- PA.11 ARCHITECTURAL DETAILS
- PA.12 SITE LIGHTING PLAN

TREE CONSERVATION AREA NOTE

- NO AREAS OF EXISTING TREES ARE PRESENT ON-SITE THAT QUALIFY FOR PRIMARY OR SECONDARY TCA, AS DESCRIBED IN UOD 9.1.4.B-1.A, 9.1.C.4.D.



VICINITY MAP
NTS

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY JOHN A. EDWARDS AND COMPANY DATED 1/24/2022.
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY FEMA PANELS 3720777001 WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- PER TC-SA-18 SEC. C - THE PRIMARY STREET DETERMINATION SHALL BE TIMES DRIVE.

ZONING CONDITIONS (Z-54-94)

ORDINANCE NO. (1994) 467 ZC 351
EFFECTIVE: 9-6-94

Z-54-94 OLD WAKE FOREST ROAD, NORTH SIDE, BETWEEN THE CSX RAILROAD AND CAPITAL BOULEVARD, BEING PARCELS 2713 AND 4001, BLOCK 11, AND 2336, BLOCK 21, TAX MAP 1727-17, REZONED TO THROUGHFARE CONDITIONAL USE DISTRICT.

CONDITIONS:

- ADULT ESTABLISHMENTS, AIRFIELDS, LANDING STRIPS AND HELIPORTS WILL BE PROHIBITED.
- NO MORE THAN 75% OF THE GROSS LAND AREA SHALL BE DEVELOPED FOR RESIDENTIAL USE.
- NO MORE THAN 75% OF THE GROSS LAND AREA SHALL BE DEVELOPED FOR NON-RESIDENTIAL USE.
- ALL RESIDENTIAL DEVELOPMENT SHALL BE AT A DENSITY OF SIX (6) UNITS PER ACRE OR GREATER.

ZONING CONDITION COMPLIANCE SUMMARY

- NO ADULT ESTABLISHMENTS, AIRFIELDS, LANDING STRIPS NOR HELIPORTS ARE PROPOSED.
- NO RESIDENTIAL USES ARE PROPOSED.
- EXISTING RESIDENTIAL DEVELOPMENT EXCEEDS 25% AND HAS FULFILLED THIS CONDITION.
- NO RESIDENTIAL USES ARE PROPOSED.

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.

RIGHT-OF-WAY OBSTRUCTION NOTES:

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.

A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE OBTAINED.

ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:

- MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
- PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
- AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
- RALEIGH STREET DESIGN MANUAL (RSDM).

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE CONFORMANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.



8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

SUMNER BUSINESS PARK
BUILDING 305
6601 TIMES DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 17 AUG 2022

REVISIONS:

17 OCT 2022
PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: MLS

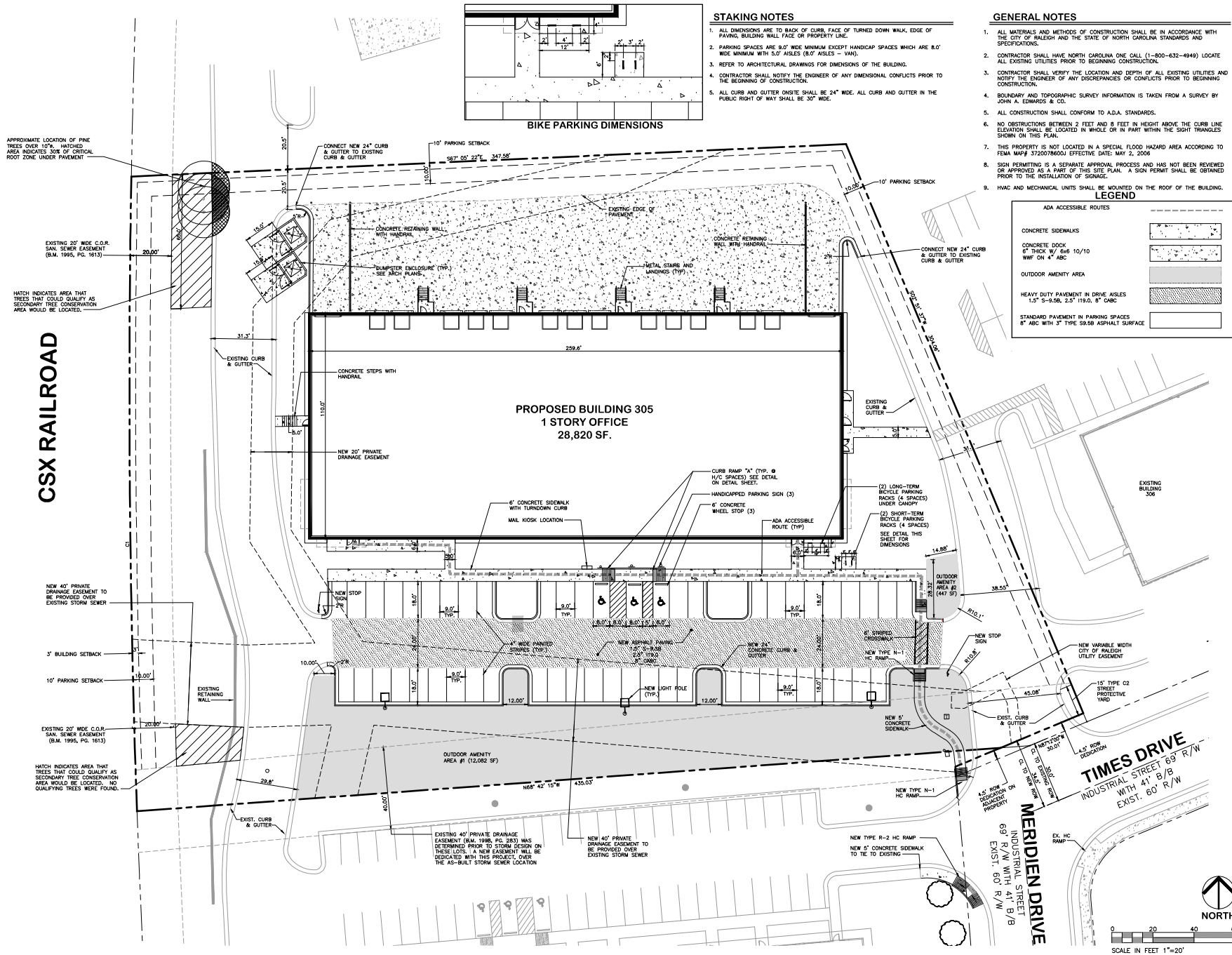
PROJECT: BPGSBP303

COVER SHEET

DWG. NO. PA.1

Administrative Site Review Application Planning and Development Customer Service Center - One Raleigh Place, Suite 400 Raleigh, NC 27601 919.968.0000	
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.	
Office Use Only: Case # _____ Planner (initials) _____	
Please attach UDO Section 10.2.8 as amended by first change order (C.O. 1) and (C.O. 2) to determine site plan fee. If assistance determining a Site Plan Fee is needed, a Site Plan Fee Verification request can be submitted online via the Plans and Permits Portal . (Note: There is a fee for this verification service.)	
Site Plan Fee: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Fee: _____	Site Transaction History
Building Type: <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General Substitution case # _____ <input type="checkbox"/> Rezone/plan case # _____ <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____
GENERAL INFORMATION	
Development name: Sumner Business Park Building 305	
Trails City Street: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address: 6601 Times Drive	
Site P.L.N.I. 1727-02-9601	
Please describe the scope of work, include any additions, alterations, and changes of use. Construction of a new warehouse and associated parking/infrastructure.	
Current Property Owner/Developer Contact Name: Mike Lee NOTE: please attach printed agreement when submitting this form. Company: RDU Land Property Owner, LP Title: _____ Address: 3843 W. Chester Pike, Newton, NC 27615 Phone: 919.872.0000 Email: Mike.Lee@rdulanddesign.com	
Applicant Name: Mike Schneider Company: Piedmont Land Design, LLP Phone: 919.845.7600 Email: Mike@piedmontlanddesign.com	
Page 1 of 2	

DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.83	Existing gross floor area to be demolished: 0
Maximum # of parking spaces: No Max Limit	New gross floor area: 28,554
# of parking spaces proposed: 53	Total of gross floor area to remain and new: 28,554
Checker: Chelsea (if applicable)	Proposed # of buildings: 1
Existing use (UDO 8.1.4) VACANT	Proposed # of stories for each: 1
Proposed use (UDO 8.1.4) OFFICE/WAREHOUSE	
STORMWATER INFORMATION	
Existing Impervious Surface: Acre: 0.00 Square Feet: 0.00	Proposed Impervious Surface: Acre: 2.0 Square Feet: 87,000
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is your project a college court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br 2br 3br 4br or more	Total # of total units: # of total units: 1br 2br 3br 4br or more
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the application will be consistent with all requests in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Mike Schneider, will serve as the agent regarding this application, and all matters and respond to administrative concerns, technical plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I do hereby read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of receipt.	
Signature: Mike Schneider	Date: 8/16/22
Printed Name: Mike Schneider	
Page 2 of 2	



STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM A SURVEY BY JOHN A. EDWARDS & CO.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO CONSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART WITHIN THE 'SIGHT TRIANGLES' SHOWN ON THIS PLAN.
7. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP# 3720078600J EFFECTIVE DATE: MAY 2, 2006
8. SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF SIGNAGE.
9. HVAC AND MECHANICAL UNITS SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.

LEGEND

ADA ACCESSIBLE ROUTES	
CONCRETE SIDEWALKS	
CONCRETE DOCK 8" THICK W/ 4" W/ 10/10 W/F ON 4" ABC	
OUTDOOR AMENITY AREA	
HEAVY DUTY PAVEMENT IN DRIVE AISLES 1.5" 5-9.56, 2.5" 118.0, 8" CABC	
STANDARD PAVEMENT IN PARKING SPACES 8" ABC WITH 3" TYPE SB.58 ASPHALT SURFACE	

PID
HDMONLANDSINIP
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SUMNER BUSINESS PARK
BUILDING 305
6601 TIMES DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 17 AUG 2022

REVISIONS:
17 OCT 2022
PER TOWN COMMENTS

DRAWN BY: JET
CHECKED BY: MJS

PROJECT: BPGSBP305

SITE PLAN

DWG. NO. PA.3

CSX RAILROAD

TIMES DRIVE

EXISTING BUILDING 306
LOADING BAY
N/E
RDV SUMNER BUSINESS PARK PROPERTY
OWNER LP
RALEIGH INDUSTRIAL JV LLC
PIN 127232248
DB 18447, PG 2505
BM 2000, PG 1860

PROPOSED BUILDING 305
1 STORY OFFICE
28,820 SF.

N/E
RDV SUMNER BUSINESS PARK PROPERTY
OWNER LP
RALEIGH INDUSTRIAL JV LLC
PIN 127232248
DB 18447, PG 2505
BM 1996, PG 283

LEGEND

FIRE TRUCK ROUTE

CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER. IT MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE. REFER CORPUS DETAILS W-41 & W-49.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RCP MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVING OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 1.5' METER & 2" COPPER WATER SERVICE WITH METER LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" DIP SEWER SERVICES @ 1.04% MINIMUM GRADE WITH CLEANSOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE -OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.

THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

N/E
RDV SUMNER BUSINESS PARK PROPERTY
OWNER LP
RALEIGH INDUSTRIAL JV LLC
PIN 127232248
DB 18447, PG 2505
BM 2000, PG 1860

NEW VARIABLE WIDTH
CITY OF RALEIGH
UTILITY EASEMENT



SCALE IN FEET 1"=20'



8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

SUMNER BUSINESS PARK
BUILDING 305

6601 TIMES DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 17 AUG 2022

REVISIONS:

17 OCT 2022
PER TOWN COMMENTS

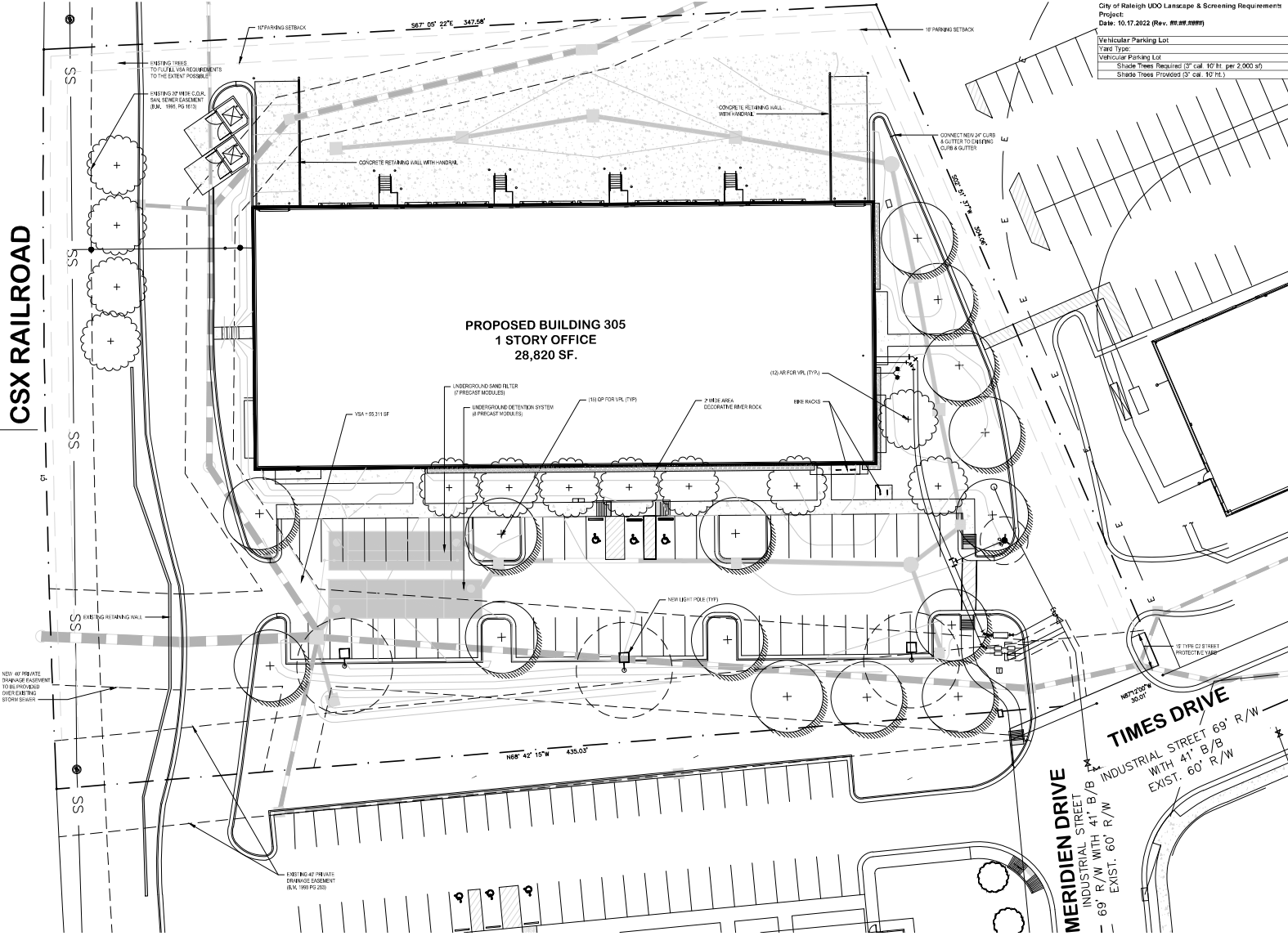
DRAWN BY: JET
CHECKED BY: MLS

PROJECT: BPGSBP305

UTILITY PLAN

DWG. NO. PA.5

CSX RAILROAD

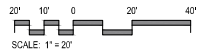


City of Raleigh UDO Landscape & Screening Requirements
Project:
Date: 10.17.2022 (Rev. 08.08.2009)

Vehicular Parking Lot				C3 @ Parking Area Only	
Yard Type:				53.31	SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sq)	53.310 9/	2,000		26.7	EA
Shade Trees Proposed (3" cal. 10' ht.)				27	EA

PLANT LIST - THIS SHEET ONLY						
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
TREES						
15	QC	Quercus phellos	Willow Oak	3" MIN	10' MIN	VPL
12	AR	Acer rubrum	Red Maple	3" MIN	10' MIN	VPL

ASR-0073-2022
CODE COMPLIANCE
LANDSCAPE PLAN



ADMINISTRATIVE SITE REVIEW

PROJECT:	22120	DATE:	
ISSUE:	Administrative Site Review	DATE:	08.17.2022
REVISIONS:			
1st Review Comments:		08.17.2022	
DRAWN BY: ML			
CHECKED BY: HT			
CONTENT: CODE COMPLIANCE			
LANDSCAPE PLAN			

LP1.1

Piedmont Land Design
Summer Business Park Building 305
6601 Times Drive
Raleigh, North Carolina 27616